

WARRANTY DEED
Joint TenancyTRANSFER
TAX
PAID

Know All Men By These Presents

000249

That Anna L. Matheson and Orman I. Smith of 10 Irving Drive, Walpole, Massachusetts, and 10404 Spiva Rd., Sacramento, California, respectively, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by David E. Neilson and Carol C. Neilson of RFD 2 Box 753B, Auburn, Maine 04210, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said David E. Neilson and Carole C. Neilson as joint tenants and not as tenants in common, their heirs and assigns forever;

Certain land with the buildings thereon identified as 10 Pleasantdale Avenue, Waterville, Kennebec County, Maine, further bounded and described as follows, to wit:

Being Lot Nos. 70 & 71 on a Plan of Elmwood Villa, made by Burleigh & Page, C.E. dated September 29, 1910 and recorded in the Kennebec County Registry of Deeds in Plan Book 5, Pages 66 & 67.

BEING all and the same premises acquired by Anna L. Matheson and Orman I. Smith by Deed of Distribution by the Estate of Helen L. Smith dated November 6, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3655, Page 37.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said David E. Neilson and Carole C. Neilson as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and

assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said Anna L. Matheson and Orman I. Smith have hereunto set our hands and seals this 28th day of December, 1989.

Signed, Sealed and Delivered
in the presence of

Stan F. Dubord

Anna L. Matheson
Anna L. Matheson

S. F. Smith

Orman I. Smith
Orman I. Smith
by Anna L. Matheson,
Power of Attorney

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: December 28, 1989

Personally appeared the above named Anna L. Matheson and acknowledged the above instrument to be her free act and deed personally and in her capacity as Power of Attorney for Orman I. Smith.

Before me,

Stan F. Dubord
Notary Public

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994



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WITNESSED: Anna L. Matheson
REGISTER OF DEEDS